DA

TASMANIAN PLANNING SCHEME

DRAWING SCHEDULE

1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN
5	ELEVATIONS / SECTION
6	ELEVATIONS
7	WINDOW & DOOR SCHEDULES
8	CALCULATIONS
9	DETAILS (FACE BRICKWORK)
10	DETAILS (CLADDING)
11	ROOF DRAINAGE PLAN
12	ROOF VENTILATION
13	FLOOR COVERINGS
14	KITCHEN DETAILS
15	BATHROOM DETAILS
16	ENSUITE DETAILS
17	LAUNDRY DETAILS
18	3D VIEWS
19	GENERAL NOTES
20	WET AREA & ENERGY EFFICIENCY NOTES
21	BUILDING ACT BUSHFIRE HAZARD AREAS
22	BAL 12.5 NOTES
23	BAL 12.5 - BAL 40 ROOF DETAILS

FLOOR AREAS

MAIN DWELLING, GROUND FLOOR

LIVING	135.77
PORCH	2.03
	137.80 m²

HIGHLY REACTIVE / PROBLEMATIC SOIL TYPE.
REFER TO HYDRAULICS PLANS AND DETAILS PREPARED BY HED

AS & NCC COMPLIANCE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.

- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEER'S DETAILS FOR ALL SLAB DETAILS.
- BRICKWORK ARTICULATION JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
- ALL TIMBER FRAMING TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS 1684 (SUITE) AND AS 1720.1.
- ANY STRUCTURAL STEEL MEMBERS, WHERE SHOWN, TO BE DESIGNED IN ACCORDANCE WITH AS 4100 OR AS/NZS 4600 AS APPLICABLE.
- ALL STRUCTURAL ELEMENTS TO COMPLY WITH NCC HOUSING PROVISIONS AND AS/NZS 1170 LOADINGS.
- INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
- TERMITE MANAGEMENT IN ACCORDANCE WITH AS 3660 AND NCC 2022.
- GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
- SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
- INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
- EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
- WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
- CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.8.
- BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
- SERVICES IN ACCORDANCE WITH NCC 2022.
- EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
- EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
- ALL EXHAUST FANS DUCTED TO OUTSIDE AIR.

SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	BAL-12.5
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	NS - NO SHIELDING
SITE CLASSIFICATION	H1
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2
TOPOGRAPHIC CLASSIFICATION	T0
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 10km BREAKING SURF	NO
ZONING	GENERAL RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	12,419mm
SIDE A	MIN. 1,500mm	4,169mm
SIDE B	MIN. 1,500mm	3,914mm
REAR	MIN. 1,500mm	7,067mm
BULK & SCALE		
SITE AREA	670m²	
SITE COVERAGE	MAX. 50%	20.57%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	955mm
FILL DEPTH	MAX. 800mm	824mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES
PRIVATE OPEN SPACE	MIN. 24m²	24m²

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2455mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH	REFER TO ELEVATIONS
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	N/A
WALL MATERIAL	BRICK VENEER CLADDING
SLAB CLASSIFICATION	TBC

ROOF SPACE VENTILATION

REFER TO ROOF PLAN FOR VENTILATION LOCATIONS

GROUND FLOOR 23.00Â° ROOF		
LONGEST HORIZONTAL ROOF LENGTH		17.900m
ROOF PITCH		23.00°
HIGH LEVEL VENTILATION	REQUIRED	89,495mm² (5,000 x 17.900m)
	PROVIDED	121,660mm²
LOW LEVEL VENTILATION	REQUIRED	125,293mm² (7,000 x 17.900m)
	PROVIDED	151,800mm²

INSULATION

ROOF	MIN. 60mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE)
WALL WRAP	WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAX SLAB R0.60

NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS.
SOME DETAILS ARE INDICATIVE ONLY,FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

THESE PLANS HAVE BEEN PREPARED PRIOR TO THE RECEIPT OF THE FOLLOWING DOCUMENTATION
88B INSTRUMENT, 10.7 CERTIFICATE, GEOTECHNICAL SITE INVESTIGATION, SEWER DIAGRAM.
TELSTRA/ENERGY AUSTRALIA SERVICE DIAGRAM.
DESIGN AND CONSTRUCTION REQUIREMENTS FOR THIS DWELLING MAY CHANGE ONCE THE DETAILS
OF THESE DOCUMENTS ARE RECEIVED.

SUSTAINABILITY

PRELIMINARY SUSTAINABILITY COMPLIANCE FOR YOUR HOME REQUIRES FURTHER ASSESSMENT TO DETERMINE COMPLIANCE CRITERIA. THIS ASSESSMENT WILL BE FINALISED UPON APPROVAL OF YOUR EXTERNAL COLOUR SELECTIONS TO DETERMINE IF VARIATIONS ARE REQUIRED TO THE PROPOSED DWELLING E.G. ADDITIONAL INSULATION, CHANGES IN WINDOW GLAZING / SIZE / ORIENTATION ETC. YOU WILL BE ADVISED OF ANY REQUIREMENTS OR ALTERNATIVES ONCE THE ASSESSMENT HAS BEEN COMPLETED.

WATER RATINGS

SHOWER HEADS	3 STAR (> 7.5 BUT <= 9 L/MIN)
TOILET SUITES	3 STAR
KITCHEN TAPS	3 STAR
BATHROOM TAPS	3 STAR

WATER HARVESTING AND USAGE

TOTAL ROOF AREA	161.38 m²
MIN. WATER TANK CAPACITY	NO WATER TANK
GARDEN/LAWN AREA	0 m²

RECYCLED WATER

RETICULATED RECYCLED WATER	N/A

ENERGY COMMITMENTS

HOT WATER SYSTEM	ELECTRIC
HEATING SYSTEM	SPLIT SYSTEM AIR CONDITIONING TO LIVING, COP 3.0 - 3.5
COOLING SYSTEM	SPLIT SYSTEM AIR CONDITIONING TO LIVING, EER 3.0 - 3.5

VENTILATION (EXHAUST FANS)

AT LEAST ONE BATHROOM:
DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF
KITCHEN RANGEHOOD:
NOT DUCTED, MANUAL SWITCH ON/OFF
NO MECHANICAL VENTILATION TO LAUNDRY

PRIMARY FLUORESCENT/LED LIGHTING (INCL. COVER)

N/A

NATURAL LIGHTING

NATURAL LIGHTING TO	KITCHEN 2 x BATHROOM(S)/TOILET(S)

ALTERNATIVE ENERGY

N/A

OTHER

ELECTRIC COOKTOP, ELECTRIC OVEN
FIXED OUTDOOR CLOTHESLINE BY BUILDER
NO FIXED INDOOR CLOTHESLINE
WELL VENTILATED FRIDGE SPACE

BUSHFIRE REQUIREMENTS - BAL-12.5

THE BUILDER USES MATERIALS THAT COMPLY WITH AS 3959-2018 OR HAVE BEEN TESTED TO AS 1530.8.1 IN ACCORDANCE WITH AS 3959-2018 (CLAUSE 3.8).

ROOF:
- PROVIDE FOIL FACED BLANKET INSULATION TO ALL COLORBOND SHEET ROOFING.
- PROVIDE SARKING TO ALL TILED ROOFING INCLUDING PRESSTITE TO VALLEYS.
- PROVIDE BAL-12.5 RATED DEKTITE TO ALL AIR VENTS ON ROOF.
- PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL SOFFIT AND EAVE VENTS.
- PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL EXHAUST VENTS.

WALLS, POSTS AND BEAMS:
- PROVIDE SPARK ARRESTORS TO ALL EXTERNAL BRICKWORK.
- EXTERNAL TIMBER POSTS WITHIN 400mm OF ADJACENT FINISHED FLOOR LEVEL TO BE BUSHFIRE-RESISTING TIMBER UNLESS MOUNTED ON STIRRUPS TO PROVIDE MIN. 75mm CLEARANCE ABOVE ADJACENT FINISHED FLOOR LEVEL.

WINDOWS AND DOORS:
- PROVIDE FLYSCREENS WITH CORROSION RESISTANT MESH TO ALL OPERABLE WINDOW SASHES (NO REQUIREMENT TO SCREEN BI-FOLD / FRENCH / SLIDING / STACKER DOORS).
- PROVIDE BAL-12.5 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING / STACKER DOORS IN ACCORDANCE WITH AS 3959-2018.
- PROVIDE ALUMINIUM DOOR JAMBS TO ALL EXTERNAL TIMBER DOORS.
- PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH TO EXTERNAL TIMBER HUNG DOORS (IF REQUIRED).
- PROVIDE SEAL TO ALL GARAGE PANELIFT / ROLLER DOORS.

OTHER:
- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.

NCC 2022 LIVABLE HOUSING COMPLIANCE

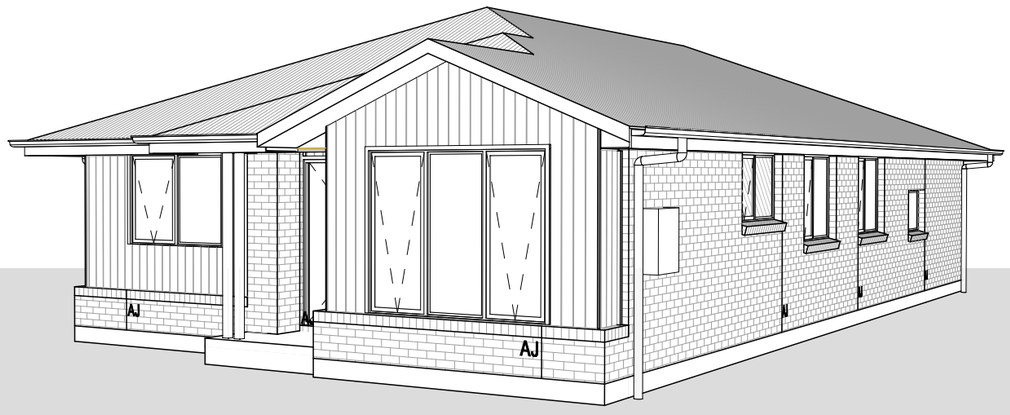
DWELLING IN ACCORDANCE WITH NCC 2022 AND APPLICABLE CLAUSES OF ABCB LIVABLE HOUSING DESIGN STANDARD.

STEP FREE ENTRANCE LOCATION: N/A
ACCESSIBLE SANITARY COMPARTMENT LOCATION: BATH (GROUND FLOOR)
ACCESSIBLE SHOWER LOCATION: BATH (GROUND FLOOR)

GENERAL NOTES:
- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5mm.
- THRESHOLD OF STEP FREE ENTRANCE DOOR TO BE MAX. 5mm.
- THRESHOLD OF INTERIOR DOORS SERVICING HABITABLE ROOMS, LAUNDRY, ACCESSIBLE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO BE MAX. 5mm.
- INTERIOR DOORS NOMINATED AS 870 TO ACHIEVE MIN. 820mm CLEAR OPENING.
- CORRIDORS CONNECTING HABITABLE ROOMS, ACCESSIBLE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO ACHIEVE MIN. 1000mm CLEARANCE BETWEEN FINISHED SURFACE OF OPPOSING WALLS (EXCL. SKIRTINGS).
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

LOCATION MAP





PLAN ACCEPTANCE BY OWNER

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED.

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

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PUBLISHED: 16/10/2026 01:41 PM TEMPLATE: 1.1.4

NCC 2022
1 MAY 2023

WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

REVISION	DRAWN
1 CONSOLIDATED PROPOSAL 1	NVO/MFC 30/09/2026
2 PRELIM PLANS - INITIAL ISSUE	NVO 09/10/2026

CLIENT: TYLER NOEL HALL & LISA DAWN CHURCHILL-HULL
ADDRESS: 6 COWBURN DR, NEW NORFOLK TAS 7140
LOT / SECTION / CT: 52 / - / 183497
COUNCIL: DERWENT VALLEY
HOUSE DESIGN: CYPRESS 15
HOUSE CODE: H-WNWCYP10SA
JOB NUMBER: **714945**
FACADE DESIGN: OAKWOOD
FACADE CODE: F-WNWCYP10OKWDA
SCALE:
SHEET TITLE: COVER SHEET
SPECIFICATION: NOW BY WILSON HOMES
SHEET: 1 / 23

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- COMPLIANCE REQUIREMENTS
- SUSTAINABILITY REQUIREMENTS
- GENERAL BUILDING INFORMATION

REFER TO WATER MANAGEMENT PLAN FOR ALL ROOF COLLECTION, SURFACE DRAINAGE CONNECTIONS AND DISCHARGE SYSTEMS.

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS. ALL SURFACE WATER DRAINAGE BY OWNER.

CHARGED STORMWATER SYSTEM CANNOT BE USED FOR DISPOSAL OF DRIVEWAY OR OTHER SURFACE STORMWATER. OWNER IS TO PROVIDE ALTERNATIVE DISCHARGE LINES IF DOWNPIPES ARE NOTED AS 'CDP' ON PLAN. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE CONSOLIDATED TENDER AND/OR COLOUR SELECTIONS DOCUMENTATION.

APPROX. CUT/FILL

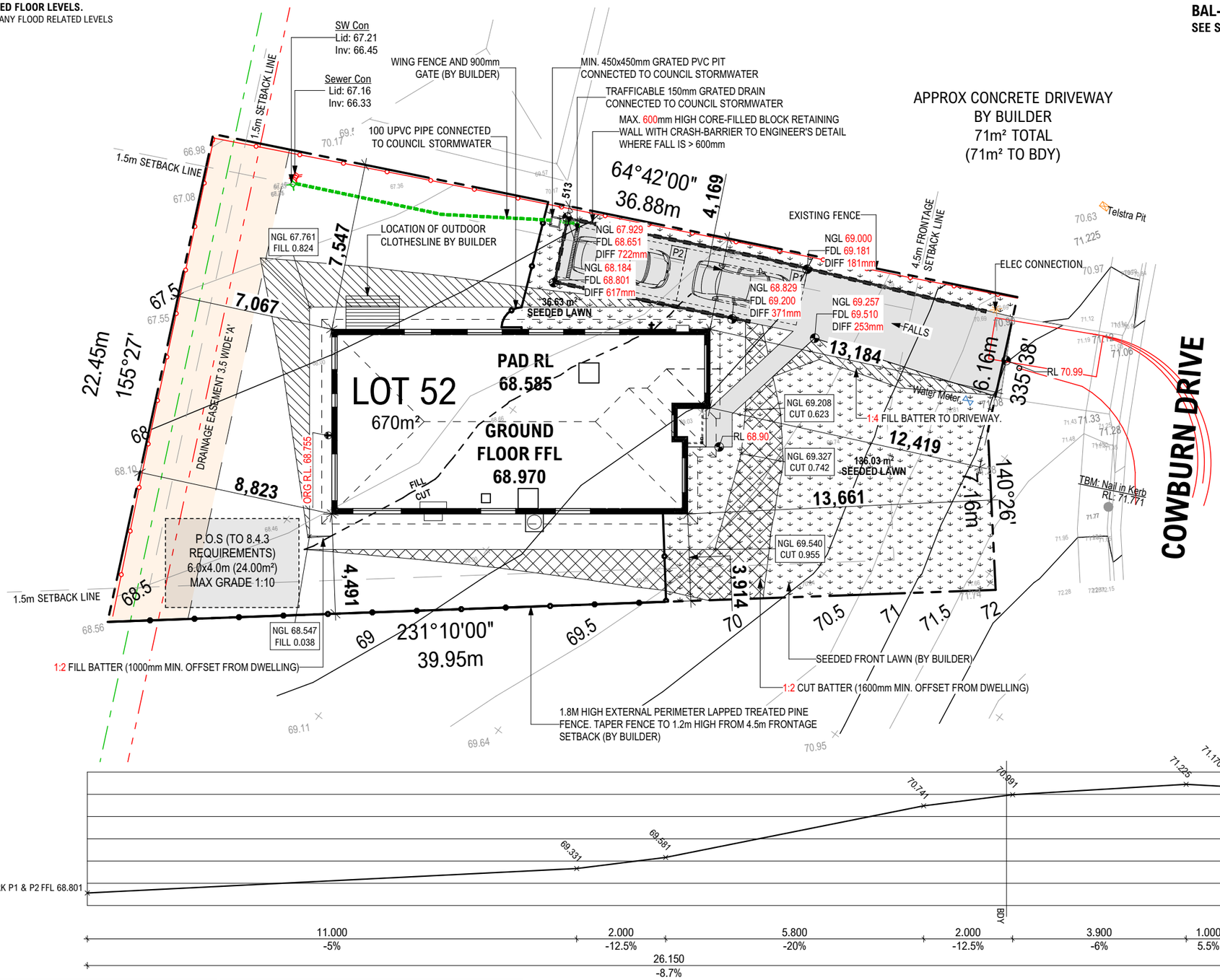
CUT	53.75m³	120.94t
FILL	32.41m³	72.92t
DIFFERENCE	21.34m³	48.02t

48 TONNES OF EXPORT FILL

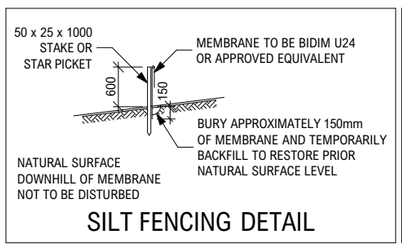
LOT SIZE:	670m²
HOUSE (COVERED AREA):	137.80m²
SITE COVERAGE:	20.57%

+/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS.
SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

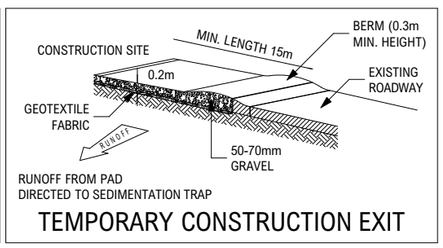
BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS



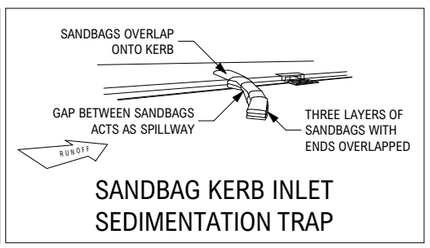
AUSTRALIAN STANDARD DRIBVEWAY PROFILE



SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET SEDIMENTATION TRAP

PLAN ACCEPTANCE BY OWNER

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PUBLISHED: 16/10/2026 01:41 PM TEMPLATE: 1.1.4

NCC 2022
1 MAY 2023

WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

REVISION	DRAWN
1 CONSOLIDATED PROPOSAL 1	NVO/MFC 30/09/2026
2 PRELIM PLANS - INITIAL ISSUE	NVO 09/10/2026

CLIENT	TYLER NOEL HALL & LISA DAWN CHURCHILL-HULL	HOUSE DESIGN	CYPRESS 15
ADDRESS	6 COWBURN DR, NEW NORFOLK TAS 7140	FACADE DESIGN	OAKWOOD
LOT / SECTION / CT	52 / - / 183497	COUNCIL	DERWENT VALLEY
SHEET TITLE	SITE PLAN	SPECIFICATION	NOW BY WILSON HOMES

HOUSE CODE	JOB NUMBER	
H-WNWCYP10SA	**714945**	
FACADE CODE	SCALE	
F-WNWCYP10OKWDA	1:200	
SHEET		
2 / 23		

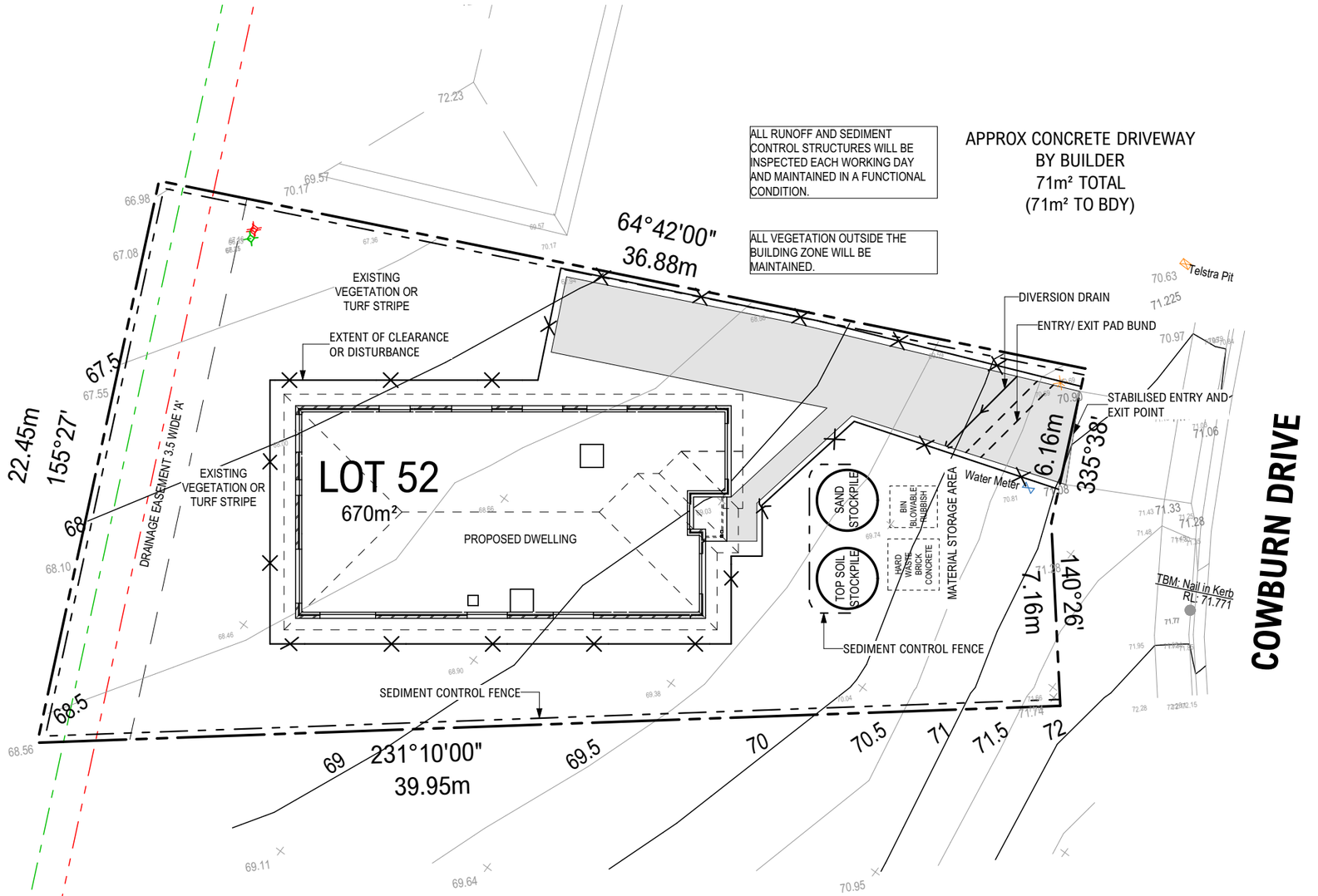
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

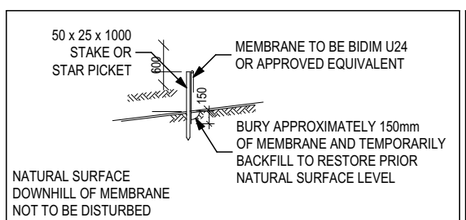
OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

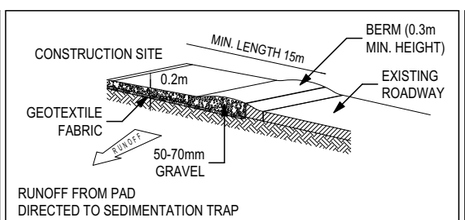
NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMAMENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.

6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.

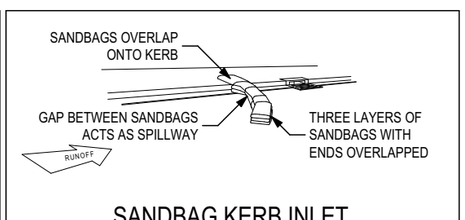




SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET
SEDIMENTATION TRAP

PLAN ACCEPTANCE BY OWNER

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PUBLISHED: 16/10/2026 01:41 PM TEMPLATE: 1.1.4

NCC 2022
1 MAY 2023

WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

REVISION		DRAWN
1	CONSOLIDATED PROPOSAL 1	NVO/MFC 30/09/2026
2	PRELIM PLANS - INITIAL ISSUE	NVO 09/10/2026

CLIENT: TYLER NOEL HALL & LISA DAWN CHURCHILL-HULL
ADDRESS: 6 COWBURN DR, NEW NORFOLK TAS 7140
LOT / SECTION / CT: 52 / - / 183497
COUNCIL: DERWENT VALLEY

HOUSE DESIGN: CYPRESS 15
HOUSE CODE: H-WNWCYP10SA
JOB NUMBER: **714945**
FACADE DESIGN: OAKWOOD
FACADE CODE: F-WNWCYP10OKWDA
SCALE: 1:200
SHEET TITLE: SOIL & WATER MANAGEMENT PLAN
SPECIFICATION: NOW BY WILSON HOMES
SHEET: 3 / 23

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- COMPLIANCE REQUIREMENTS
- SUSTAINABILITY REQUIREMENTS
- GENERAL BUILDING INFORMATION

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL EXTERIOR STEPS AND LANDINGS BY CUSTOMER UNLESS NOTED OTHERWISE

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

ALL GROUND FLOOR INTERNAL DOORS TO BE 2040 HIGH UNLESS NOTED OTHERWISE

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

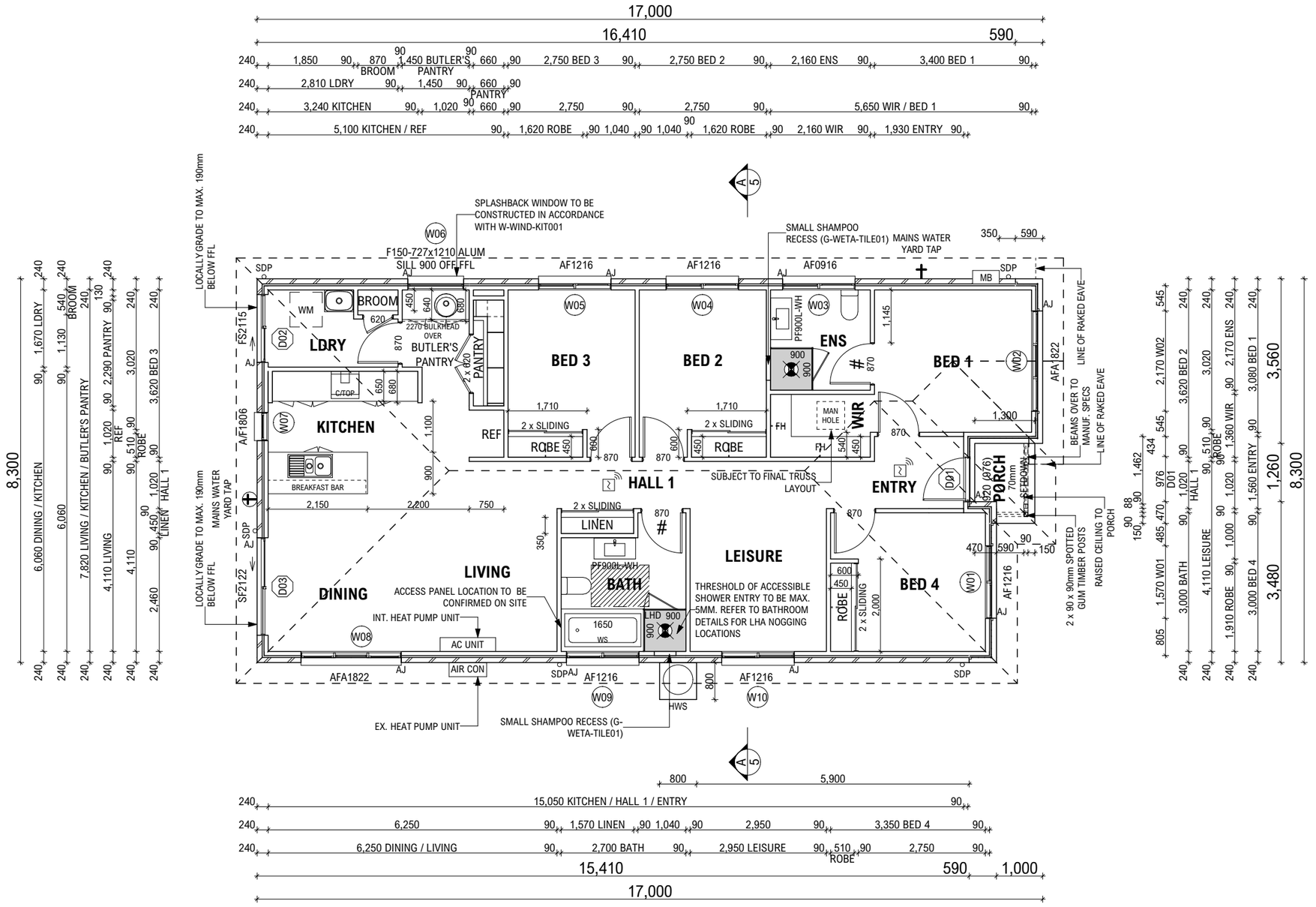


BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

PROVIDE AND INSTALL SINGLE PHASE SPLIT SYSTEM AIR CONDITIONER. EXACT LOCATION TO BE DETERMINED IN CONJUNCTION WITH CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB



LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	COMMON BRICK
	FACE BRICK
	AAC
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
	EXHAUST FAN
	EXHAUST VENT
L.B.W	LOAD BEARING WALL
	THIS DOOR OPENS FIRST
	INTERCONNECTED SMOKE ALARM
# UC	LIFT OFF HINGE / UNDERCUT
	WATER POINT
WP	FRIDGE WATER POINT
GAS	GAS BAYONET

ALL DIMENSIONS ARE FRAME DIMENSIONS

PLAN ACCEPTANCE BY OWNER

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED.

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

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NCC 2022
1 MAY 2023

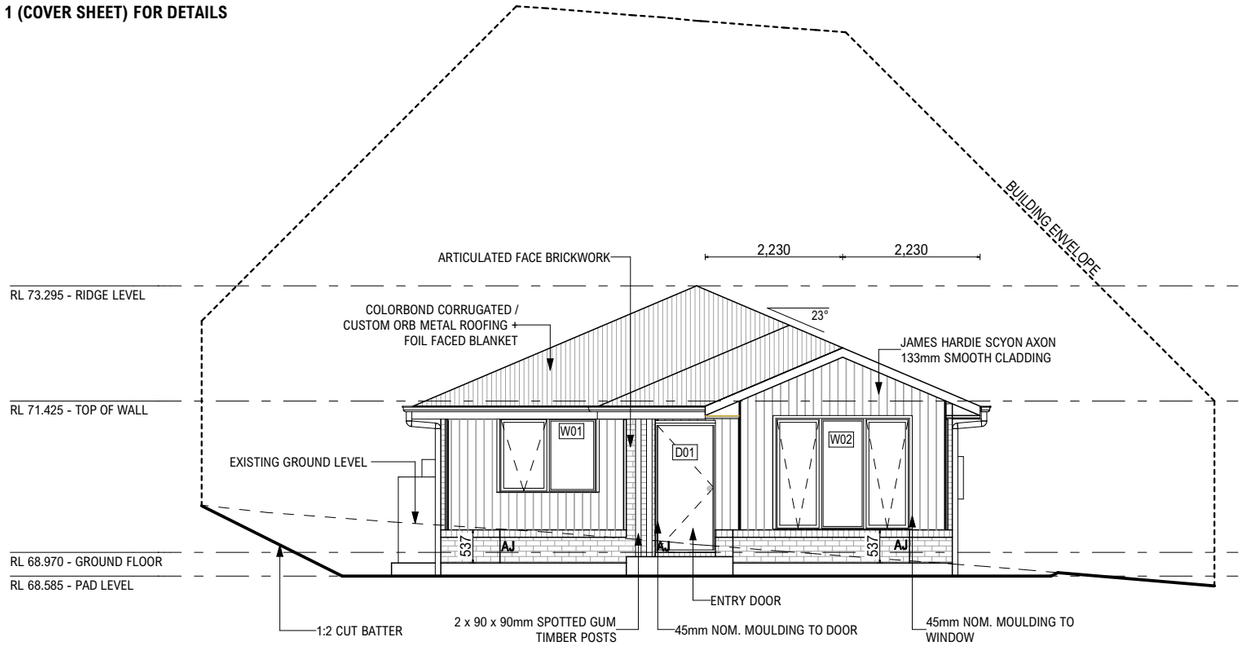
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

REVISION	DRAWN
1 CONSOLIDATED PROPOSAL 1	NVO/MFC 30/09/2026
2 PRELIM PLANS - INITIAL ISSUE	NVO 09/10/2026

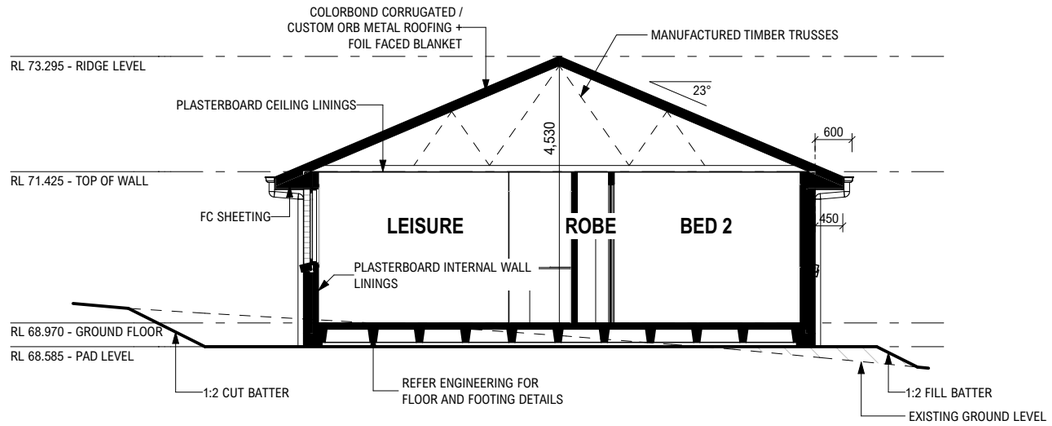
CLIENT: TYLER NOEL HALL & LISA DAWN CHURCHILL-HULL
ADDRESS: 6 COWBURN DR, NEW NORFOLK TAS 7140
LOT / SECTION / CT: 52 / - / 183497
COUNCIL: DERWENT VALLEY

HOUSE DESIGN: CYPRESS 15
HOUSE CODE: H-WNWCYP10SA
JOB NUMBER: **714945**
FACADE DESIGN: OAKWOOD
FACADE CODE: F-WNWCYP10OKWDA
SCALE: 1:100
SHEET TITLE: GROUND FLOOR PLAN
SPECIFICATION: NOW BY WILSON HOMES
SHEET: 4 / 23

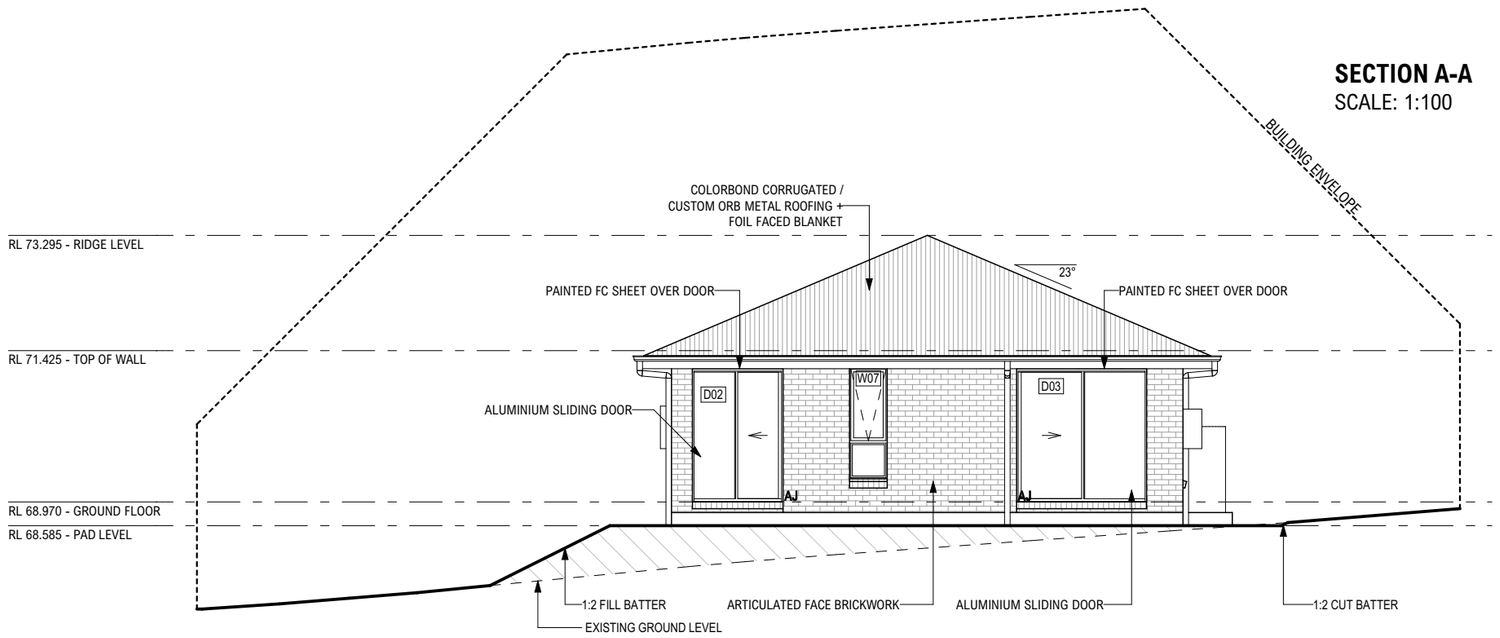
BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS



SOUTH WEST ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100



NORTH EAST ELEVATION
SCALE: 1:100

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- COMPLIANCE REQUIREMENTS
- SUSTAINABILITY REQUIREMENTS
- GENERAL BUILDING INFORMATION

SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

GLASS TYPE LEGEND

CLEAR OBSCURE

WINDOW TYPE LEGEND

AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

PLAN ACCEPTANCE BY OWNER

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SIGNATURE DATE

SIGNATURE DATE

WILSON HOMES

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NCC 2022
1 MAY 2023

WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

REVISION	DRAWN
1 CONSOLIDATED PROPOSAL 1	NVO/MFC 30/09/2026
2 PRELIM PLANS - INITIAL ISSUE	NVO 09/10/2026

CLIENT: TYLER NOEL HALL & LISA DAWN CHURCHILL-HULL
ADDRESS: 6 COWBURN DR, NEW NORFOLK TAS 7140
LOT / SECTION / CT: 52 / - / 183497
COUNCIL: DERWENT VALLEY

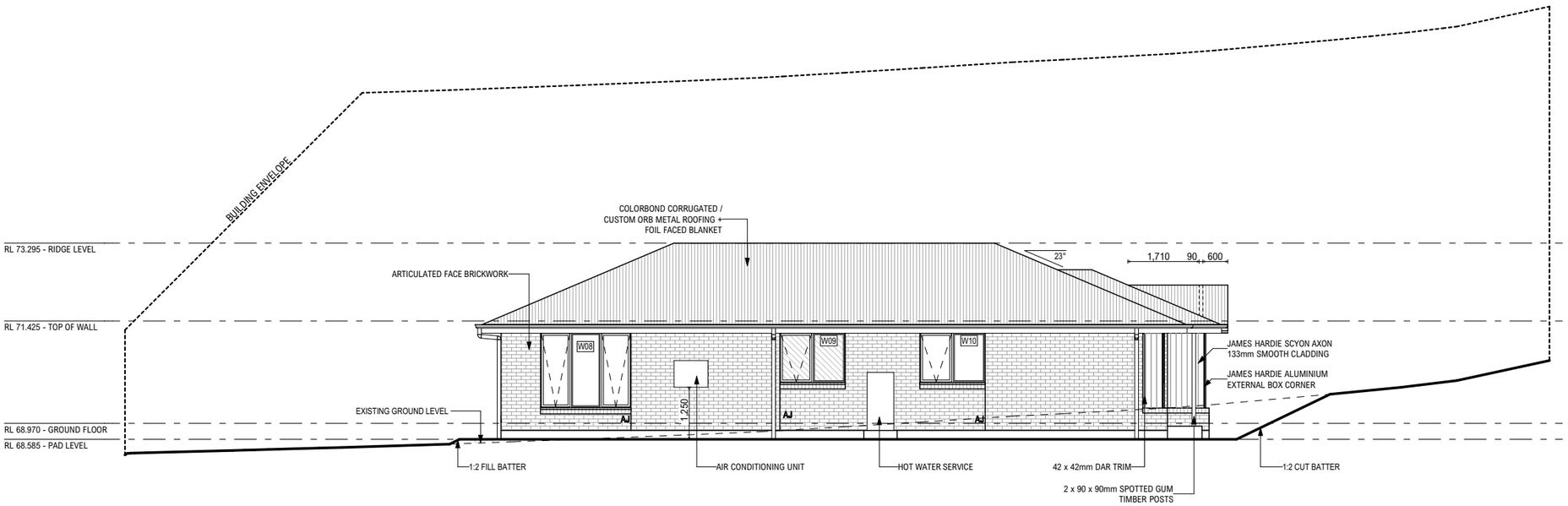
HOUSE DESIGN: CYPRESS 15
HOUSE CODE: H-WNWCYP10SA
JOB NUMBER: **714945**
FACADE DESIGN: OAKWOOD
FACADE CODE: F-WNWCYP10OKWDA
SCALE: 1:100
SHEET TITLE: ELEVATIONS / SECTION
SPECIFICATION: NOW BY WILSON HOMES
SHEET: 5 / 23

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

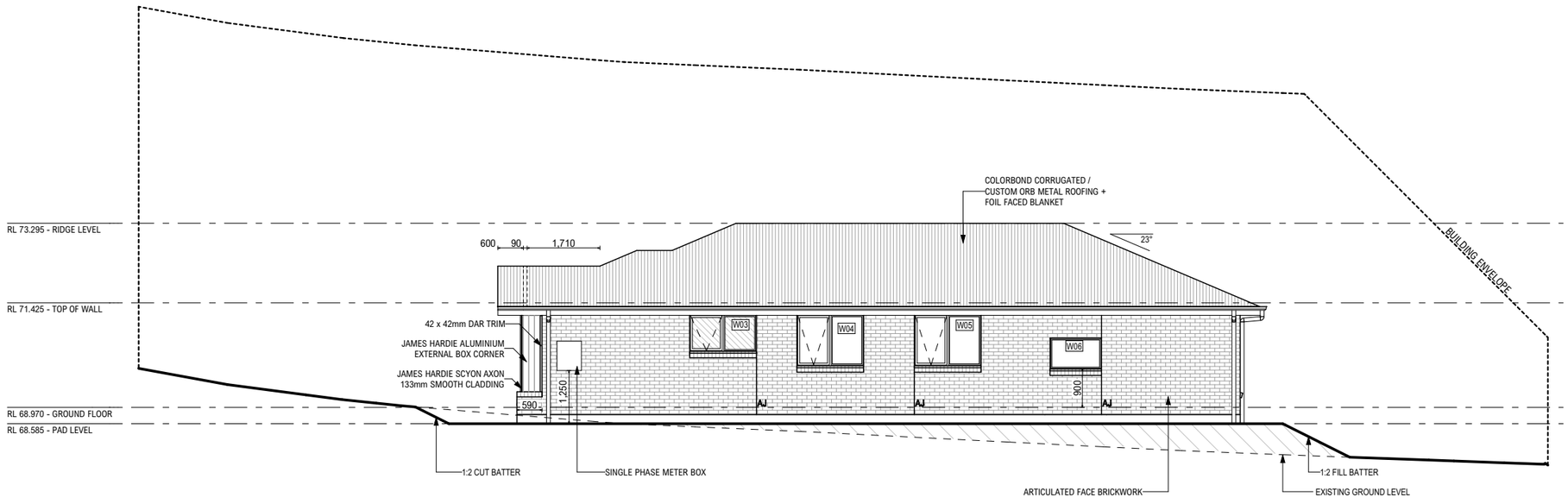
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SH = SNAP HEADER SILL



NORTH WEST ELEVATION
SCALE: 1:125



SOUTH EAST ELEVATION
SCALE: 1:125

WINDOW TYPE LEGEND

GLASS TYPE LEGEND

CLEAR OBSCURE AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

PLAN ACCEPTANCE BY OWNER

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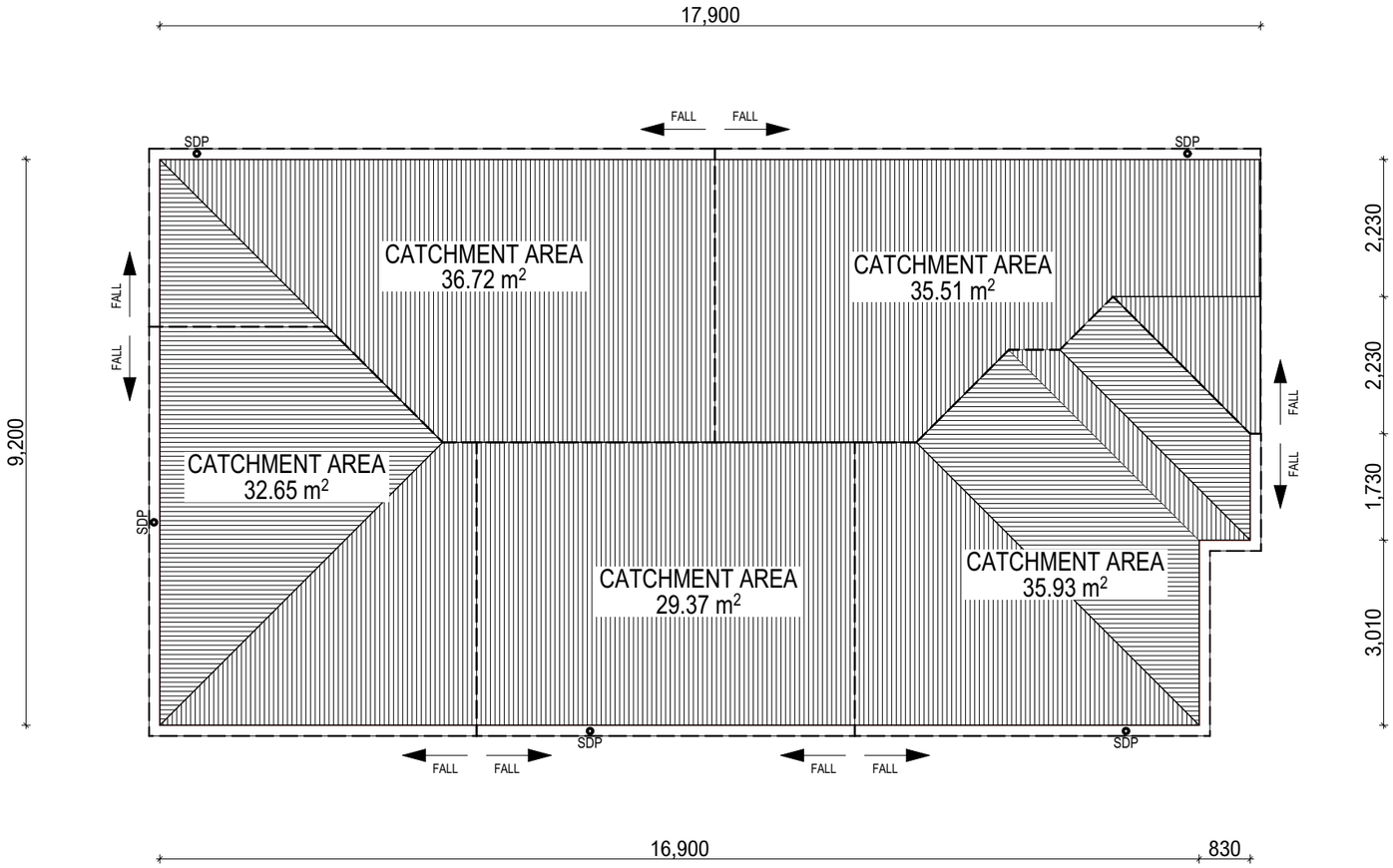
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HOUSE CODE: H-WNWCYP10SA
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FACADE DESIGN: OAKWOOD
FACADE CODE: F-WNWCYP10OKWDA
SCALE: 1:125
SHEET TITLE: ELEVATIONS
SPECIFICATION: NOW BY WILSON HOMES
SHEET: 6 / 23



WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data

	161.38	Flat Roof Area (excluding gutter and slope factor) (m^2)
	175.50	Roof Surface Area (includes slope factor, excludes gutter) (m^2)

Downpipe roof calculations (as per AS/NZA3500.3:2021)

Ah	170.18	Area of roof catchment (including 115mm Slotted Quad Gutter) (m^2)
Ac	205.92	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021)(1.21 for 23° pitch) (m^2)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm^2)
DRI	79	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m^2)
Required Downpipes	3.22	Ac / Acdp
Downpipes Provided	5	

PRELIMINARY

PLAN ACCEPTANCE BY OWNER

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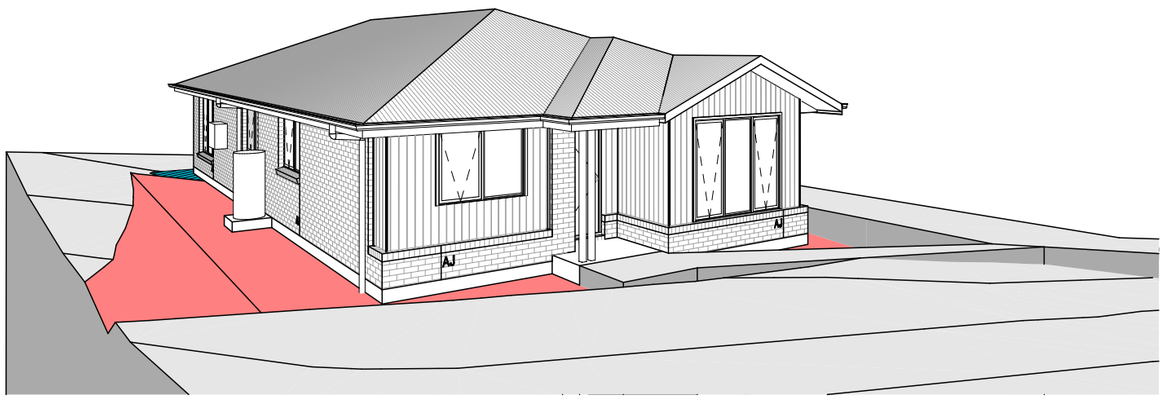
NCC 2022
1 MAY 2023

WATERPROOFING & PLUMBING
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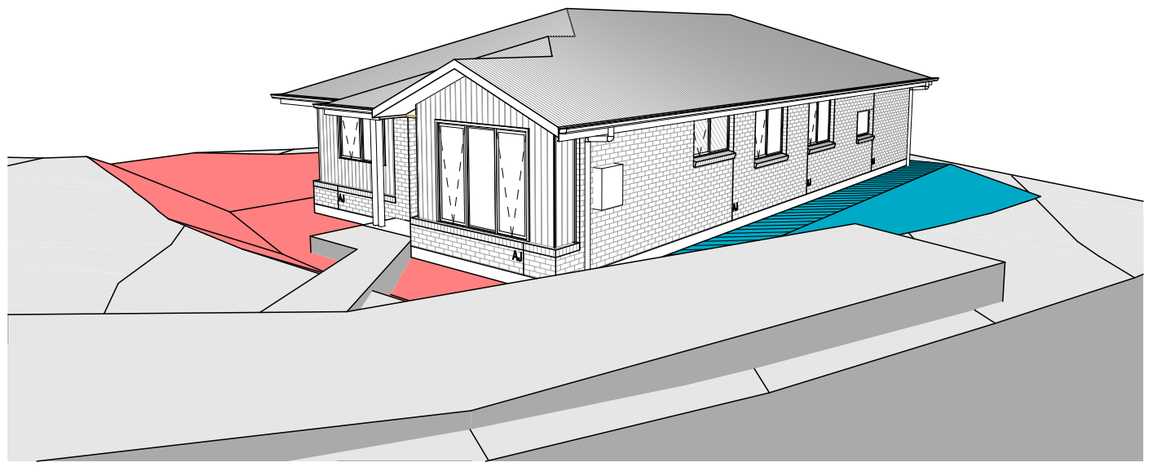
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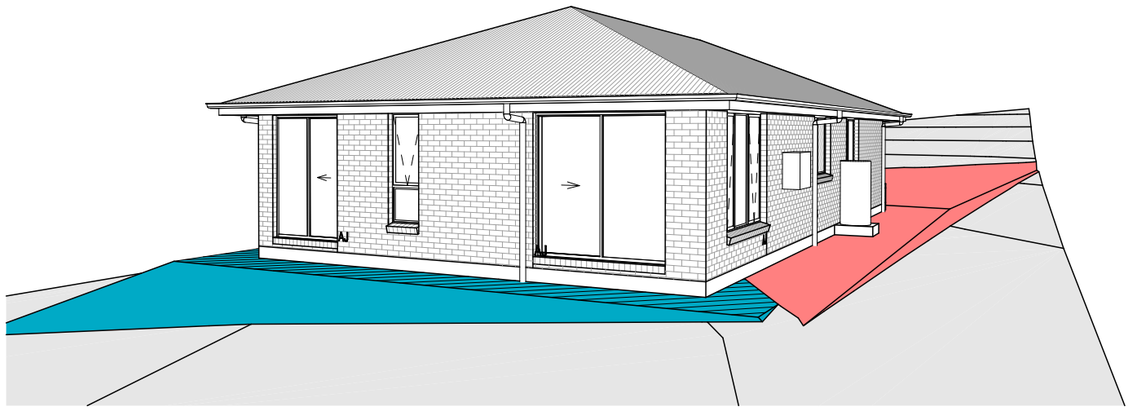
HOUSE DESIGN: CYPRESS 15
HOUSE CODE: H-WNWCYP10SA
JOB NUMBER: **714945**
FACADE DESIGN: OAKWOOD
FACADE CODE: F-WNWCYP10OKWDA
SCALE: 1:100
SHEET TITLE: ROOF DRAINAGE PLAN
SPECIFICATION: NOW BY WILSON HOMES
SHEET: 11 / 23



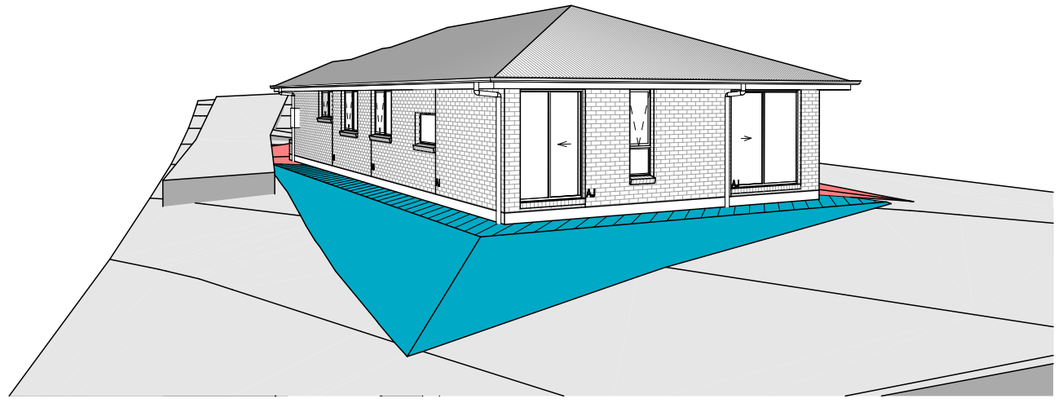
FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT

PLAN ACCEPTANCE BY OWNER

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SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

NOTE: SITE LEVELS AND SETBACKS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO A FINAL CONTOUR SURVEY AND REGISTERED REPORTS BEING COMPLETED. 3D IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

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ADDRESS: 6 COWBURN DR, NEW NORFOLK TAS 7140

LOT / SECTION / CT: 52 / - / 183497

COUNCIL: DERWENT VALLEY

HOUSE DESIGN: CYPRESS 15

HOUSE CODE: H-WNWCYP10SA

JOB NUMBER: **714945**

FACADE DESIGN: OAKWOOD

FACADE CODE: F-WNWCYP10OKWDA

SCALE:

SHEET TITLE: 3D VIEWS

SPECIFICATION: NOW BY WILSON HOMES

SHEET: 18 / 23

APPLICATION FOR PLANNING APPROVAL – DEVELOPMENT/USE OR SUBDIVISION

Derwent Valley COUNCIL

www.derwentvalley.tas.gov.au
(03) 6261 8500

P.O. Box 595
New Norfolk TAS 7140

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993 (the Act)*.

Have you had a discussion with a Council officer in relation to this application: ☐ Yes ☐ No

Officer's name: _____ Date: _____

APPLICANT, OWNER AND CONTACT DETAILS

Provide details of the Applicant and Owner of the land.

APPLICANT

Personal Information Removed

LAND DETAILS

Provide details of the land, including street address, title details and the existing use. Please use definitions in planning scheme.

Address: 6 Cowburn Drive New Norfolk

Volume: 183497 Folio: 52

PROPOSED USE AND DEVELOPMENT DETAILS

Provide details of the proposed use and of the proposed development and works. Please use definitions in planning scheme.

Use: Residential

Describe Development: New Residential House

Existing Floor Area: ____ m^2 Proposed floor area: 137.80 m^2

MATERIALS

External walls: Brick/Cladding Colour: TBC

Roof cladding: Sheet Metal Colour: TBC

CAR PARKING

Number existing: ____ Proposed: 2

Is vegetation proposed to be removed? ☐ Yes ☐ No

Is the property on the Tasmanian Heritage Register? ☐ Yes ☐ No

Is Signage proposed: ☐ Yes ■ No

Estimated cost of development value: $ 472,650.00

FOR SUBDIVISION APPLICATIONS ONLY

Number of lots to be created:
(excluding Balance lot) ____

Total area of new lots:
(excluding balance lot): ____

Estimated cost of subdivision works
(must not be $0) ____

DECLARATION

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that: -

- The information in this application is true and correct.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

  Council will only use the information provided to consider and determine the application for planning approval. Information provided may be made available for public inspection in accordance with section 57 of the Act.
- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the Land Use Planning and Approvals Act 1993.

  Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

The Applicant must sign and date this form.

Personal Information Removed

Signature Date

Refer to application checklist on following page for additional information requirements.

COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Derwent Valley Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Derwent Valley Council or their delegate (as specified in Subsections 52 (1D-1G) of the *Land Use Planning and Approvals Act* 1993).

***Please note**: If the application involves Crown land you will also need to provide a letter of consent.*

I , being responsible for the administration of land at declare that I have given , permission for the making of this application for .

The Minister, General Manager or other delegate responsible for the land must sign and date this form.

Signature Date

(This consent is for the making of the application only, and does not constitute landlord consent for the development to occur.)

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
183497	52
EDITION	DATE OF ISSUE
1	29-Nov-2022

SEARCH DATE : 14-Aug-2026
SEARCH TIME : 11.35 am

DESCRIPTION OF LAND

Town of NEW NORFOLK
Lot 52 on Sealed Plan 183497
Derivation : Part of 50 Acres Located to Elizabeth Jones the younger
Prior CT 180276/503

SCHEDULE 1

C935184 TRANSFER to AZAR BUILDING & CONSTRUCTION SERVICES PTY LTD, KEY SITES PTY LTD and BARRETTA PTY LTD as tenants in common in equal shares Registered 19-Oct-2009 at 12.03 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP183497 EASEMENTS in Schedule of Easements
SP183497 FENCING PROVISION in Schedule of Easements
SP180276 FENCING PROVISION in Schedule of Easements
SP157398 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au

OWNER BARRETTA PTY LTD AZAR BUILDING AND CONSTRUCTION SERVICES PTY LTD KEY SITES PTY LTD FOLIO REFERENCE CT 180276-503 GRANTEE PART 50AC ELIZABETH JONES THE ELDER PART 50AC ELIZABETH JONES THE YOUNGER	PLAN OF SURVEY BY SURVEYOR A. S. HAMILTON LOCATION TOWN OF NEW NORFOLK SCALE 1: 2500 LENGTHS IN METRES	REGISTERED NUMBER SP183497 APPROVED EFFECTIVE FROM 29 NOV 2022 Recorder of Titles

MAPSHEET MUNICIPAL CODE No.	LAST UPI No.	LAST PLAN SP180276	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 504 COMPILED FROM CT 180276-503 AND THIS SURVEY

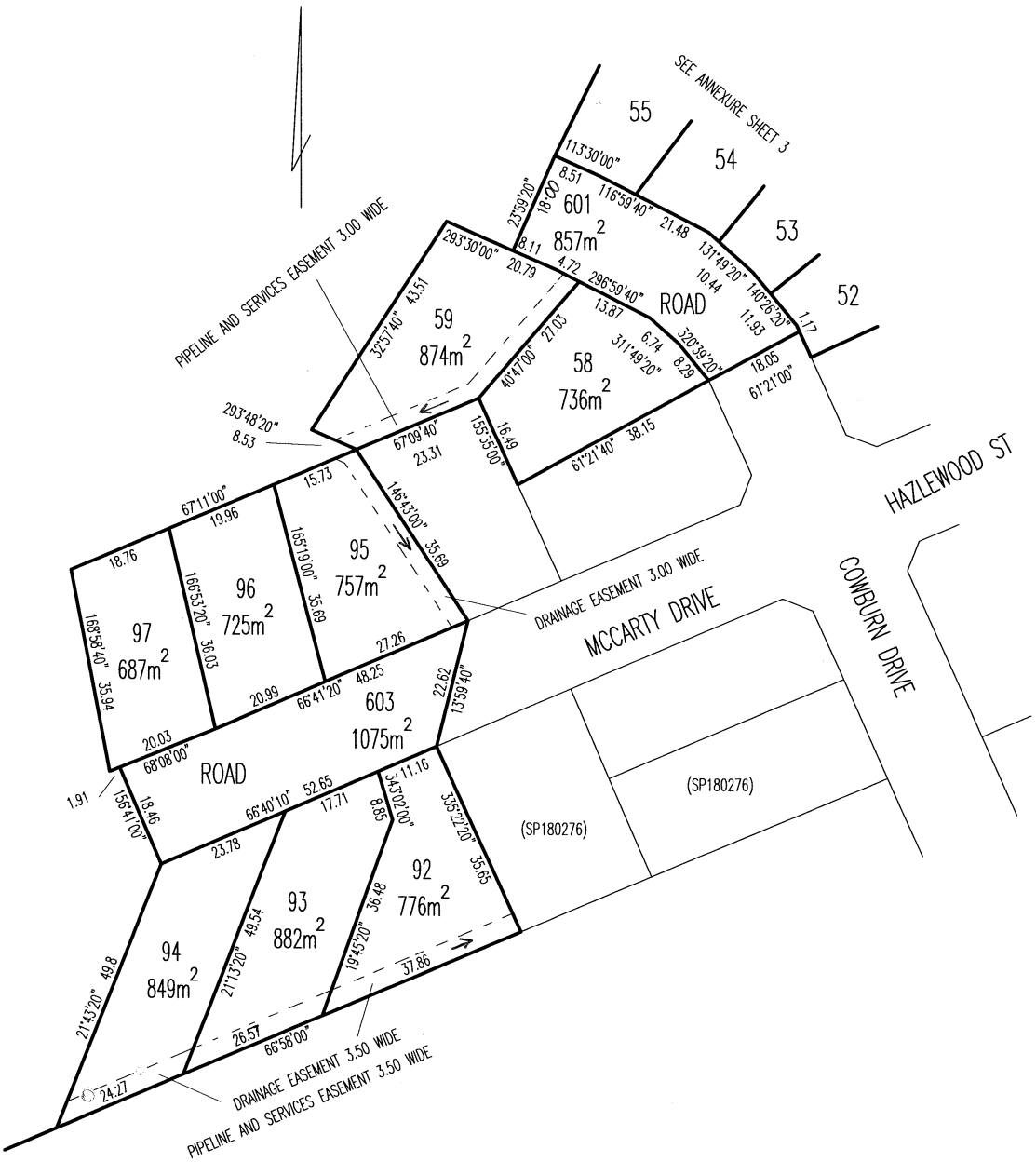
PRIORITY FINAL PLAN



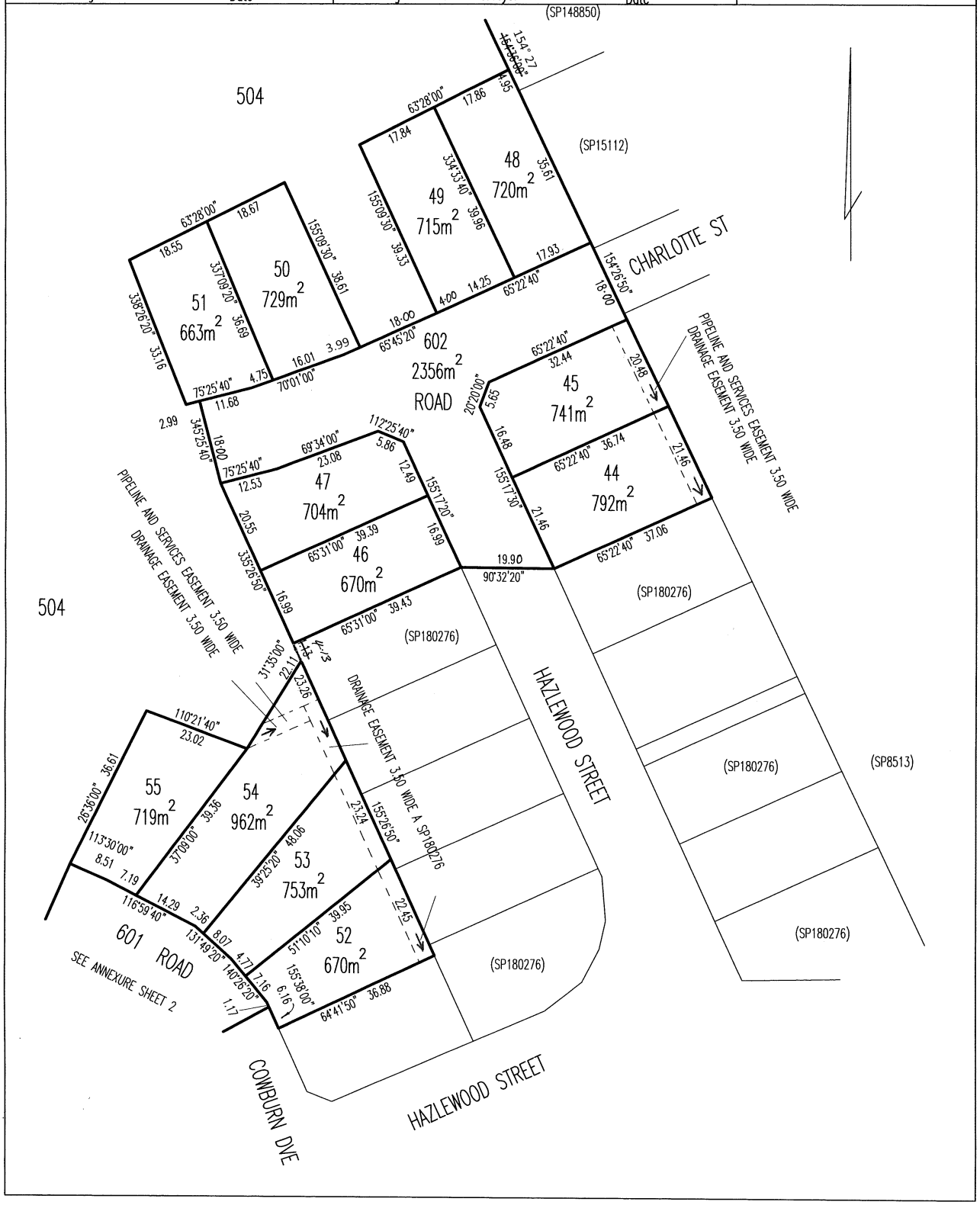
COUNCIL DELEGATE

16/11/2022
DATE

PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 3 SHEETS	OWNER: BARRETTA PTY LTD AND OTHERS FOLIO REFERENCE: CT 180276-503 SCALE 1: 750 LENGTH IN METRES	Registered Number SP 183497
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 16/4/2022 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Land Surveyor 28.6.22 Date	~~APPROVED~~ EFFECTIVE FROM ..... Recorder of Titles



PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 3 SHEETS	OWNER: BARRETTA PTY LTD AND OTHERS FOLIO REFERENCE: CT 180276-503 SCALE 1: 750 LENGTH IN METRES	Registered Number SP 183497
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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 183497

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

All of the lots on the Plan are together with a Right of Drainage over the Drainage Easements 'Y' & 'Z' on P172760 and shown on the Plan.

Lots 44, 45, 54, 92, 93 and 94 the Plan (the "Lot") are SUBJECT TO a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assignors ("TasWater") over those parts of the strips of land marked PIPELINE AND SERVICES EASEMENT 3.50 WIDE shown passing through Lots 44, 45, 54, 92, 93 and 94 the Plan ("the Easement Land").

Lot 59 on the Plan (the "Lot") is SUBJECT TO a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assignors ("TasWater") over the strip of land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE shown passing through Lot 59 ("the Easement Land").

Lots 44, 45, 54, 92, 93 and 94 the Plan are SUBJECT TO a **RIGHT OF DRAINAGE** in gross in favour of the Derwent Valley Council over those parts of the strip of land marked DRAINAGE EASEMENT 3.50 WIDE shown passing through Lots 44, 45, 54, 92, 93 and 94.

Lots 52, 53 and 54 on the Plan are SUBJECT TO a **RIGHT OF DRAINAGE** in gross in favour of the Derwent Valley Council over those parts of the strip of land marked DRAINAGE EASEMENT 3.50 WIDE A shown passing through Lots 52, 53 and 54.

Lot 95 on the Plan is SUBJECT TO a **RIGHT OF DRAINAGE** in gross in favour of the Derwent Valley Council over that part of the strip of land marked DRAINAGE EASEMENT 3.00 WIDE shown passing through Lot 95.

Lots 52, 53 & 54 on the Plan are subject to a Pipeline and Services Easement in favour of Tasmanian Water and Sewerage Corporation Pty Limited over the land marked Drainage Easement 3.50 Wide shown passing through Lots 52, 53 & 54

Fencing Provision

In respect of each Lot shown on the Plan the Vendor, Azar Building & Construction Services Pty Ltd, Key Sites Pty Ltd and Barretta Pty Ltd, shall not be required to fence.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Azar Building & Construction Services Pty Ltd, Key Sites Pty Ltd & Barretta Pty Ltd FOLIO REF: 180276/503 SOLICITOR & REFERENCE: Murdoch Clarke (LNG A0973188)	PLAN SEALED BY: Derwent Valley Council DATE: 16/11/2022 49/2008 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 183497
SUBDIVIDER: Azar Building & Construction Services Pty Ltd, Key Sites Pty Ltd & Barretta Pty Ltd FOLIO REFERENCE: 180276/503	

Definitions

PIPELINE AND SERVICES EASEMENT is defined as follows:-

THE FULL RIGHT AND LIBERTY for the Transferee at all times to:

(1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;

(4) remove and replace the Infrastructure;

(5) run and pass sewage, water and electricity through and along the Infrastructure;

(6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

(1) without doing unnecessary damage to the Easement Land; and

(2) leaving the Easement Land in a clean and tidy condition; and

(7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and

(8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

(1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:

(a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 183497
SUBDIVIDER: Azar Building & Construction Services Pty Ltd, Key Sites Pty Ltd & Barretta Pty Ltd FOLIO REFERENCE: 180276/503	

(b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;

(c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;

(d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;

(e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or

(f) permit or allow any action which the Owner must not do or acquiesce in that action.

(2) TasWater is not required to fence any part of the Easement Land.

(3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.

(4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

(a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and

(b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.

(5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

(6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:

(a) reinstate the ground level of the Easement Land; or

(b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or

(c) replace any thing that supported, protected or covered the Infrastructure.

Interpretation:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

(a) sewer pipes and water pipes and associated valves;

(b) telemetry and monitoring devices;

(c) inspection and access pits;

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 183497
SUBDIVIDER: Azar Building & Construction Services Pty Ltd, Key Sites Pty Ltd & Barretta Pty Ltd FOLIO REFERENCE: 180276/503	

(d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);

(e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;

(f) any thing reasonably required to support, protect or cover any of the Infrastructure;

(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and

(h) where the context permits, any part of the Infrastructure.

Signed by **AZAR BUILDING & CONSTRUCTION SERVICES PTY LTD (ACN 054 719 005), KEY SITES PTY LTD (ACN 074 889 722)** and **BARRETTA PTY LTD (ACN 061 986 516)** by their Attorney Albert Chedid under Power of Attorney No. PA123906 and the said Albert Chedid declares that he has received no notice of revocation of the said Power of Attorney in the presence of:)

.....

Witness sign: .....

Full Name: Robert Chedid

Address: 64 Elanora Rd, Elanora Heights NSW 2101

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.